

***For Sale:***

***The  
Professionals  
Group, LLC***

***Turn-Key Convenience Store***

<b>PURCHASE PRICE:</b>	<b>\$234,900</b>
<b>LAND &amp; BUILDING</b>	<b>\$145,000</b>
<b>FF&amp;E</b>	<b>\$34,000</b>
<i>Seller's Prefer Cash Sale</i>	
<b>LOCATION:</b>	<b>Eastern, SD</b>

This Convenience store has been operating for the past 25 years, at this junction of 2 busy SD rural highways. This (C-Store) sells Shell gas & oil products, fast foods, snacks, cigarettes, pop and beer. They have a customer base of approximately 200—350 customers within a 40 mile radius.

With a strong local history of excellence in service this popular and convenient C-Store does not require a lot of advertising or marketing expense. The owner would like to retire and will assist a buyer through the transition period. This is a great Turn-Key opportunity.



**For More Information Contact:**

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*April Boucher, Broker*

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